

# PROCESS: SUBDIVISION REVIEW SURVEY

The following questions are intended to assess the current subdivision process and gather feedback on how to improve the process in the future.

## -- Connections --

1. Check all of the ways you have been connected to or involved with a subdivision in the past or present:

- Subdivider/developer of a subdivision
- Landowner in the close vicinity of a subdivision
- Consultant or contractor of a subdivision – What type? (i.e., engineer, surveyor, planner, etc.) \_\_\_\_\_
- Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_
- Other \_\_\_\_\_

2. With which subdivision participants have you had interactions?

- Subdivider
- Consultants
- Planning Staff
- Agencies
- Public
- Planning Board
- Commissioners
- Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process. What resulted from your involvement? (Use the back of the page if necessary.)

as a consultant involved in streamlining  
the process.

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

great participation / discussion w/ staff

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

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Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_

Other \_\_\_\_\_

2. With which subdivision participants have you had interactions?

Subdivider \_\_\_\_\_

Consultants \_\_\_\_\_

Planning Staff \_\_\_\_\_

Agencies \_\_\_\_\_

Public \_\_\_\_\_

Planning Board \_\_\_\_\_

Commissioners \_\_\_\_\_

Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.)

Does not allow public (landowners) an input  
before a subdivision is developed. Thus poor  
plans result

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

Talked to developer. Not willing to compromise (one)  
(one was)  
willing to  
compromise

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

Require developer to work with locals  
before doing massive plan

Impact Fees

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Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_

Other Citizen educating about lighting

2. With which subdivision participants have you had interactions?

Subdivider

Public

Consultants

Planning Board

Planning Staff

Commissioners

Agencies

Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.) The Planning Board does not hold them to the criteria - not enough research presented

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

Land owners close to a subdivision proposal are scared, frustrated and get angry.

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

Let a second rebuttal take place after the consultant has had his rebuttal.

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Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_

Other Lived next to major subdivision

2. With which subdivision participants have you had interactions?

Subdivider

Consultants

Planning Staff

Agencies

Public

Planning Board

Commissioners

Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.)

Subdivision review often favors development:

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

Spoke

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

Please consider fire, police, noise, parking and air pollution. Heavy traffic is also scary.

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Reviewing agency of a subdivision – Which one? (i.e. fire district,

irrigation company, etc.) Zoning Bd. & Planning Bd - 3 different states

Other \_\_\_\_\_

2. With which subdivision participants have you had interactions?

Subdivider

Public

Consultants

Planning Board

Planning Staff

Commissioners

Agencies

Other GROWTH POLICY

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.)

Adopted 1st Zoning Ordinance - Pasquotank City, NC

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

## X -- Suggestions -- X OVER

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

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Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_  
Other \_\_\_\_\_

2. With which subdivision participants have you had interactions?

Subdivider  
 Consultants  
 Planning Staff  
 Agencies  
 Public  
 Planning Board  
 Commissioners  
Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process. What resulted from your involvement? (Use the back of the page if necessary.)

Cumbersome - to have each subdivision be reviewed by the CC is a waste of their time

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

From rubber stamp to contentious ...

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

Get Zoning Regs in place

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- Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_
- Other co-originator of voluntary zoning district

2. With which subdivision participants have you had interactions?

- Subdivider
- Consultants
- Planning Staff
- Agencies
- Public
- Planning Board
- Commissioners
- Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.)

Slack. From meetings I have attended commission evaluation has seemed to lack a degree of knowledge necessary for adequate decision making. Too few questions too ready acceptance by facile unsubstantiated responses.

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

My participation has always been at the level of asking questions & offering suggestions or comments. My impression is that officials accept input politely but really do not consider it seriously.

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

Yes. Much fuller compliance w/ the full expense of the regulations... both by the commissioners during evaluation & by subdividers in providing required data.

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Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_

Other Interested Citizen \_\_\_\_\_

2. With which subdivision participants have you had interactions?

Subdivider Public

Consultants Planning Board

Planning Staff Commissioners

Agencies Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process. What resulted from your involvement? (Use the back of the page if necessary.)

*Too many applications are received with insufficient information wastes time and money for all. Introduce penalties for insufficiency.*

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.) *see above.*

*Also enforce the six criteria. Closely define reasons for rejecting applications in each criterion. Then if an application fails in any criterion, the entire application should be rejected.*

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Consultant or contractor of a subdivision – What type? (i.e., engineer, surveyor, planner, etc.) \_\_\_\_\_

Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_

Other Formerly on Planning Board

2. With which subdivision participants have you had interactions?

Subdivider

Public

Consultants

Planning Board

Planning Staff

Commissioners

Agencies

Other All of above

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.)

- Review = Weak Rel: Pub. Health  
- Sheriff's Dept  
- Cumulative effects  
of Developmnt S.

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

Developers tended to minimize cumulative effects.  
I'd describe farmland as "land lots,"  
weed fields, etc.

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

Hold developers accountable for reasons, facts,  
as to why developments have "minimal effects"  
on health, safety, pollution, etc.

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Subdivider/developer of a subdivision  
✓ Landowner in the close vicinity of a subdivision  
Consultant or contractor of a subdivision – What type? (i.e., engineer, surveyor, planner, etc.) \_\_\_\_\_  
Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_  
✓ Other interested/concerned member of public

2. With which subdivision participants have you had interactions?

Subdivider ✓	Public ✓
Consultants ✓	Planning Board ✓
Planning Staff ✓	Commissioners ✓
Agencies ✓	Other _____

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.)

*Generally inadequate. Comments from the public and from agencies/planning board do not seem to reach the decision makers or be considered by them. Subdividers seem to control the process and they rarely report all impacts from proposed subdivisions.*

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

*During hearings. I did not feel my comments were considered.*

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

*Change regulations to make subdividers report all impacts in detail. Planning Board & commissioners should reject applications that do not report adequately, and/or require new information from different consultants to be included.*

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### Landowner in the close vicinity of a subdivision

Consultant or contractor of a subdivision – What type? (i.e., engineer, surveyor, planner, etc.) \_\_\_\_\_

Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.)

Other

2. With which subdivision participants have you had interactions?

## ~~Subdivider~~

Public

## ~~✓ Consultants~~

Planning Board

## Planning Staff

### Commission

## Agencies

### Other

-- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.)

— Lines were stretched out extremely accurately  
— Boundary adjustment completed per County  
requirements, recorded; then no Subdivisions.  
Low Sust.

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

I was involved with other entities in same  
boat: treated unfairly

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

1. Yes, @ prelim meeting tell the land owners you aren't going to approve anything they do.

2. All legal changes required to the land to be done after approval - not before.

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Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_

Other \_\_\_\_\_

2. With which subdivision participants have you had interactions?

Subdivider

Public

Consultants

Planning Board

Planning Staff

Commissioners

Agencies

Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.)

- NO CREDIBLE EVIDENCE • PUBLIC HEARING
- PREJUDICE AGAINST MY SUBDIVISION VS. EVERY OTHER ONE APPROVED
- RESULTS: LAWSUIT, LOSS VALUE LAND, 3 RUINED FAMILIES

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

- IT WOULD HAVE BEEN MORE EFFICIENT IF MORELL - PLANNER WOULDN'T HAVE "LOST" MY FILE TWICE -
- WHY SHOULD I HAVE TO WAIT 6 MONTHS FOR COUNTY ATTORNEY -- Suggestions -- TO GET AROUND TO

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

DECIDING IF A COUNTY ROAD IS A COUNTY ROAD?

5. YES, I HAVE MANY GOOD SUGGESTIONS - - -  
WOULD YOU USE ANY OF THEM??

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Consultant or contractor of a subdivision – What type? (i.e., engineer, surveyor, planner, etc.) \_\_\_\_\_

Reviewing agency of a subdivision – Which one? (i.e. fire district,

irrigation company, etc.) Planning Board; Growth Policy committees

Other Citizen groups \_\_\_\_\_

2. With which subdivision participants have you had interactions?

Subdivider

Public

Consultants

Planning Board

Planning Staff

Commissioners

Agencies

Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.)

*The review process needs improvement through  
faster definition of requirements - to benefit both  
the subdivider and the Ravalli County citizens.*

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

*My interactions have been mostly as a Pl. Bd. member and after that attending public hearings, where the mtg. was often dominated by employees and friends of the developer.*

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.) Yes

*I think streamside setbacks need to be addressed in the S.R. Those of us who live and recreate along the river & streams, and along the banks & trails, S.R. that don't eliminate development there, but do provide for appropriate setbacks & regulations that will protect these waters & banks from degradation - need to be included in the S.R. Visitors come from far & wide; they need guides, egpt., restaurants, markets, etc., etc. - and, consequently are important to our economy. Let's include this matter in our S.R.!!*

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Subdivider/developer of a subdivision *Single lot*

Landowner in the close vicinity of a subdivision

Consultant or contractor of a subdivision – What type? (i.e., engineer, surveyor, planner, etc.) \_\_\_\_\_

Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_

Other \_\_\_\_\_

2. With which subdivision participants have you had interactions?

Subdivider

Public

Consultants

Planning Board

Planning Staff

Commissioners

Agencies

Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process. What resulted from your involvement? (Use the back of the page if necessary.)

*Lacks definite rules. Too many variances approved.*

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

*Only went to meetings which were interesting*

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

*Try different and innovative ways to involve more people. It is difficult but worth it.*

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Consultant or contractor of a subdivision – What type? (i.e., engineer, surveyor, planner, etc.) \_\_\_\_\_

Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_

Other \_\_\_\_\_

2. With which subdivision participants have you had interactions?

Subdivider

Public

Consultants

Planning Board

Planning Staff

Commissioners

Agencies

Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process. What resulted from your involvement? (Use the back of the page if necessary.)

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

GET INFO OUT ON LOCAL TV, A FEW DAYS  
 PRIOR TO MEETINGS. MAY BE USE EMAIL TO  
 LET PERSONS KNOW ABOUT UP COMING MEETINGS.  
 THANKS IN ADVANCE.

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- Landowner in the close vicinity of a subdivision
- Consultant or contractor of a subdivision – What type? (i.e., engineer, surveyor, planner, etc.) sam farran
- Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) Env. Health
- Other \_\_\_\_\_

2. With which subdivision participants have you had interactions?

- Subdivider
- Consultants
- Planning Staff
- Agencies
- Public
- Planning Board
- Commissioners
- Other \_\_\_\_\_

## -- Impressions --

3. Please describe your overall impressions of the subdivision review process.

What resulted from your involvement? (Use the back of the page if necessary.)

Too Complicated, eliminate exclusions  
 maybe have a one or two lot streamline  
 review if first owner is family member,  
 More neighborhood plans.

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

The owner of the property needs to be more involved.  
 Better communication of proper places to place homes.  
 Tell a subdivider early in the process if problems  
 might occur with groundwater, setbacks, roads, easements,  
 water supply, sewer, steep slopes, etc.

## -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

See above but also streamline the process so most  
 everyone is subject to the same rules. Avoid areas  
 with high groundwater, steep slopes, provide setbacks  
 to surface water, etc.

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JUL 08 2009  
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Ravalli County Planning Dept.

- TO PLANNING -

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Landowner in the close vicinity of a subdivision

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Reviewing agency of a subdivision – Which one? (i.e. fire district, irrigation company, etc.) \_\_\_\_\_

Other County Attorney's Office - legal advice

2. With which subdivision participants have you had interactions?

Subdivider

Public

Consultants

all

Planning Board

Planning Staff

Commissioners

Agencies

Other \_\_\_\_\_

### -- Impressions --

3. Please describe your overall impressions of the subdivision review process. What resulted from your involvement? (Use the back of the page if necessary.)

The current is very efficient and thorough  
from a lay perspective seems too detailed.  
The amount of regulation is politically divisive

4. Describe your interactions with other participants during a subdivision you were involved in. How did these interactions take place, and how might they be improved? (Use the back of the page if necessary.)

applicants are defensive & emotional & suspicious  
staff is professional but sometimes frustrated  
communication would be improved by "de-legalizing" the process

### -- Suggestions --

5. Based on your experiences, do you have any suggestions for improving subdivision review? (Use the back of the page if necessary.)

WISH LIST: Establish county-wide community plans  
work on several generally acceptable design options  
try to find incentive solutions that encourage consideration  
of natural resource protection

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

Species of Concern	Irrigation Infrastructure & Maintenance	Emergency Vehicle Access & Response Time	Other sources of staff time for managing over-development impacts
<b>Wetlands</b> <u>Protected from development, as benefit &amp; buffer, for safety, wildlife, water</u>	<u>Irrigation infrastructure &amp; maintenance</u>	<u>System is on record as being fully-stocked ("broken")</u>	<u>Hunting, fishing, carrying out state laws in hunting (hunting)</u>

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Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

Species of Concern	Irrigation Infrastructure & Maintenance	Emergency Vehicle Access & Response Time	Other
Wetlands	Prime Farmland	Game WInter Range	
	All acre development is planned out lot, suitable farmland should be contained in units big enough to have a farm land test to development, there should be no price established for mitigation. There is also mitigating the loss of farmland.		
		Little consideration should be given to a right of way, we should not permit utility companies to use private land for over capacity.	

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Species of Concern	Irrigation Infrastructure & Maintenance	Emergency Vehicle Access & Response Time	Other
Mont	The farmer does what he wants.	People that live in a rural area know how long it takes 5 miles & longer if	Tife flight services all of Bitterroot Valley - Rescue Grounds can arrive within 10 min
Wetlands 50 ft setback of septic tank	Prime Farmland is irrigated farm land A farmer - land owner has every right to subdivide his land in ANY manner	Game Winter Range It land is "THEN" from land owner; Fish & Wildlife should purchase it & turn it into national park	

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Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

Species of Concern	Irrigation Infrastructure & Maintenance	Emergency Vehicle Access & Response Time	Other
Wetlands 50 Ft Setback STATE REQUIREMENT OK	Prime Farmland FARMERS RULE THEIR LAND PROPERTY RIGHTS TO BE ENFORCED UP TO FARMERS	Game Winter Range IF ITS NOT GOVERNMENT OWNED, IT SHOULD BE BOUGHT BY THEM.	Rescue, EMTS Are All over the Valley Private Ambulance "Messy" is For Hire
		• LIFE FLIGHT CAN Arrive in 10 minutes	

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

<b>Wetlands</b>  Review professional report on wetlands.	<b>Species of Concern</b>  Accept reports only from professionals wildlife biologists (in addition to public comment)	<b>Irrigation Infrastructure &amp; Maintenance</b>	<b>Emergency Vehicle Access &amp; Response Time</b>	<b>Other</b>  Regain <u>beginning</u> air quality groundwater, traffic impact, impact on views, and natural environment as well as all other regulations in state law.
<b>Prime Farmland</b>  Subdivision application should include history of farm use and details of conversion of farmland				
<b>Game WInter Range</b>  Accept reports only from professionals wildlife biologists (in addition to public comment)				

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

Wetlands	Species of Concern Yes They were here it and should be respected	Irrigation Infrastructure & Maintenance make sure system is in place before building begins. Also, make sure there is enough water to go around	Emergency Vehicle Access & Response Time Absolutely! On a lot/acre basis	Other
Prime Farmland	Yes large chunks of prime farmland should be set aside	Game Winter Range Yes please work around winter game ranges		

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic.  
 Feel free to use the back if you need more room to write.

	<b>Species of Concern</b>
	Yes - Needs to reflect the needs of B protect sensitive, open space!
<b>Wetlands</b>	<b>Irrigation Infrastructure &amp; Maintenance</b>
Yes, a wetland delineation is required for every sub-division	Make sure the system is in place & working before final plot review/approval - staff need to inspect
<b>Prime Farmland</b>	<b>Emergency Vehicle Access &amp; Response Time</b>
Yes - a subdivision should provide mitigation when they build on prime farmland. And the local county provide it	Yes - One per lot does . . .
<b>Game Winter Range</b>	<b>Other</b>
Yes - Best/S/B written to include design standards or provide mitigation for loss of game range or habitat	

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

<b>Wetlands</b>	<b>Species of Concern</b>
County should consider: 31 cities and towns & intensive irrigating the riverbottom is adjacent to or a component of water subdivisions	Local priority exceeding in fire cause of retarding water. Then fire goes well take care of their edges
<b>Prime Farmland</b>	<b>Irrigation Infrastructure &amp; Maintenance</b>
Foster retention. Develop good irrigation management to retain.	Regulators in relation to river / stream flows to retain standing waters floods.
<b>Game Winter Range</b>	<b>Emergency Vehicle Access &amp; Response Time</b>
Foster no large factors.	Regulators controlling access to the rest of Long distance services
<b>Other</b>	A major concern should be to view <u>old</u> & <u>new</u> <u>subdivisions</u> of the valley on an basis (several) not be only on design outputs of a subdivision a design under consideration and maintain the contribution land needed to owned unregulated

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

<b>Wetlands</b> <i>Mitigation should be required. Mitigation in this case will be complex &amp; require extensive &amp; expensive work.</i>	<b>Species of Concern</b> <i>Yes! But I don't know how!</i>	<b>Irrigation Infrastructure &amp; Maintenance</b> <i>It's important but will take more education than I have had.</i>	<b>Emergency Vehicle Access &amp; Response Time</b> <i>Yes — We need impact fees &amp; we need to prevent development of large subdivisions beyond the ability to provide service.</i>	<b>Other</b>
<b>Prime Farmland</b> <i>Prime farmland is a tremendous asset to our County, our state, our nation! We should do all we can to protect it from development.</i>	<b>Game Winter Range</b> <i>Yes, addressed in S.R. What game is essential to S.R. &amp; economy and to our wonderful environment?</i>			

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

Species of Concern	Irrigation Infrastructure & Maintenance	Emergency Vehicle Access & Response Time	Other
Wetlands	Wetlands Should be Protected!		
Prime Farmland	Enforce Minimum weed control laws. Keep farmland intact		
Game Winter Range	Maintaining wildlife corridors is important.		
	Irrigation is important, additional flood insurance should be restricted in Done areas.	Fire trucks should be less than 80% Grade, except for short distances.	

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

<b>Wetlands</b> Wetlands should not be divided or built over.	<b>Species of Concern</b> Mexican Wooly - - Kestrel Least Spotted, Sulfur Crested need to be controlled to protect Native Species	<b>Irrigation Infrastructure &amp; Maintenance</b> Probably need to maintain current ditch system & such.	<b>Emergency Vehicle Access &amp; Response Time</b> Always keep the access to roads - mainline year - long Gravel or paved	<b>Game Wintertime Range</b> Leave broad areas of winter Yards alone - The animals need to eat.	<b>Other</b>
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# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic.  
Feel free to use the back if you need more room to write.

<b>Wetlands</b> <u>Ducks &amp; Reptiles are = \$ generation</u> Birds save us from pests. The esthetic can not be quantified	<b>Species of Concern</b> <u>Birds + wildlife in general</u> are susceptible to dirty water from subdivisions <u>Careful review.</u>	<b>Irrigation Infrastructure &amp; Maintenance</b> <u>Keep the Big Ditch safe</u> primary source of irrigation. Careful studies	<b>Emergency Vehicle Access &amp; Response Time</b> <u>More density requires more fire / police. Need more hospital / emergency care.</u>	<b>Other</b> <u>Tourism brings in 11,2 visitors</u>
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# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic.  
Feel free to use the back if you need more room to write.

Wetlands	Protect	Species of Concern <i>Elk</i>
Prime Farmland	Protect	Irrigation Infrastructure & Maintenance Plan
Game Winter Range	Protect	Emergency Vehicle Access & Response Time <i>Plan - transit times and routes</i>
		Other

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

Species of Concern	
Wetlands	Important
Prime Farmland	Important
Game Winter Range	Important Match so not just one way in & out. Connecting Roads
Other	Use common sense to decide if appropriate or not.

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic.  
Feel free to use the back if you need more room to write.

Species of Concern
Wetlands
Prime Farmland
Game Winter Range
Emergency Vehicle Access & Response Time
Other

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic.  
Feel free to use the back if you need more room to write.

Species of Concern	Irrigation Infrastructure & Maintenance	Emergency Vehicle Access & Response Time	Other
Wetlands  Not sure how to identify and protect all wet lands - only mitigation is to create more	Not that I am aware of	Yes, subdivision should provide for this in packets or guidelines they will call to	
Prime Farmland  Not sure Renville County has any prime farmland left open any more so progress is limited			
Game Winter Range  Should include requirements to identify and mitigate areas requested by DNR			

# DESIGN: REVIEW CRITERIA

11/01/09

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic.  
Feel free to use the back if you need more room to write.

<b>Wetlands</b>	<b>Species of Concern</b>	<b>Irrigation Infrastructure &amp; Maintenance</b>	<b>Emergency Vehicle Access &amp; Response Time</b>
Wetlands shall be retained for all stormwater and drainage setbacks for buildings, water, sewer etc.	The process of retaining a wetland or ecological area due to vegetation could provide more resilience in mitigating impacts through passive parks, etc.	You cannot farm plots over 100' less than 50' from irrigation structures above irrigation infrastructure needs to be established.	The county should have a plan to deal with emergency vehicles and other vehicles.
<b>Prime Farmland</b>			
Prime farmland should be preserved or mitigated with no more than 10% of land consented against conservation easements.			
<b>Game Winter Range</b>			
Winter game range should be avoided or mitigate with our wildlife or conservation easements of like lands.			
			Other

# DESIGN: REVIEW CRITERIA

Instructions: Under each category below, please provide your assessment of what design standards and/or application requirements the County should include in its subdivision regulations relative to each topic. Feel free to use the back if you need more room to write.

Wetlands	Species of Concern I think the mitigation measures are adequate. In regard to design standards, it would be helpful to have suggested models for adopt in each circumstance to show suggested options, other than spelling out details in the Regs. Prime Farmland	Irrigation Infrastructure & Maintenance
Game/Winter Range	Emergency Vehicle Access & Response Time	Other

# DESIGN: LOT & ROAD DESIGN

Instructions: Please provide your diagnosis of the following regulations. Are they fine as they are or could they be improved? Why?

## Flag Lots

Section 5-2-2(a)(7): "The stem on flag lots (easement or fee-simple ownership) shall not exceed six hundred sixty (660) feet. Furthermore, flag lots shall not be used to avoid road construction."

## Cul-de-sac Length

Section 5-4-4, Table B-1: Local Roads (serving roads with average daily trips from 0 to 400+) are permitted a maximum cul-de-sac length of 1,400 feet.

*Leaves alone*

# DESIGN: LOT & ROAD DESIGN

Instructions: Please provide your diagnosis of the following regulations. Are they fine as they are or could they be improved? Why?

## Flag Lots

Section 5-2-2(a)(7): "The stem on flag lots (easement or tee-simple ownership) shall not exceed six hundred sixty (660) feet. Furthermore, flag lots shall not be used to avoid road construction."

## Cul-de-sac Length

Section 5-4-4, Table B-1: Local Roads (serving roads with average daily trips from 0 to 400+) are permitted a maximum cul-de-sac length of 1,400 feet. Longer is OK!

Fine as they are

# DESIGN: LOT & ROAD DESIGN

Instructions: Please provide your diagnosis of the following regulations. Are they fine as they are or could they be improved? Why?

## Flag Lots

Section 5-2-2(a)(7): "The stem on flag lots (easement or fee-simple ownership) shall not exceed six hundred sixty (660) feet. Furthermore, flag lots shall not be used to avoid road construction."

*Agreed*

## Cul-de-sac Length

Section 5-4-4, Table B-1: Local Roads (serving roads with average daily trips from 0 to 400+) are permitted a maximum cul-de-sac length of 1,400 feet.

*OK*

# DESIGN: LOT & ROAD DESIGN

Instructions: Please provide your diagnosis of the following regulations. Are they fine as they are or could they be improved? Why?

## Flag Lots

section 5-2-2(a)(7): "The stem on flag lots (easement or fee-simple ownership) shall not exceed six hundred sixty (660) feet. Furthermore, flag lots shall not be used to avoid road construction."

To extend flag lots  
increase flag lot size  
of just access roads,  
flag lots  
for growth.

If access to flag  
lots stem can be  
via gravel & Maintained  
access roads) existing  
O.K.

## Cul-de-sac Length

Section 5-4-4, Table B-1: Local Roads (serving roads with average daily trips from 0 to 400+) are permitted a maximum cul-de-sac length of 1,400 feet.

If cul-de-sac length is  
a emergency services access  
length is 1400... go by  
professional recommendations.  
  
Long cul-de-sac roadwork  
should be required to  
have separate local roads  
so local road division roads  
to the major roadway  
is not necessary and to  
increased traffic on long  
unreser...

# DESIGN: LOT & ROAD DESIGN

Instructions: Please provide your diagnosis of the following regulations. Are they fine as they are or could they be improved? Why?

## Flag Lots

Section 5-2-2(a)(7): "The stem on flag lots (easement or tee-simple ownership) shall not exceed six hundred sixty (660) feet. Furthermore, flag lots shall not be used to avoid road construction."

Flag lots should be allowed but the stem should be wide enough to provide access for emergency vehicles. The length of the stem doesn't seem to be as important as the width. The width criteria could follow required road widths.

## Cul-de-sac Length

Section 5-4-4 Table B-1: Local Roads (serving roads with average daily trips from 0 to 400+) are permitted a maximum cul-de-sac length of 1,400 feet.

The regulation could require turn arounds for emergency vehicles - no addition to the end of Cul-de-sac. The diameter of the cul-de-sac should be large enough for emergency vehicles to turn around.

# DESIGN: LOT & ROAD DESIGN

Instructions: Please provide your diagnosis of the following regulations. Are they fine as they are or could they be improved? Why?

## Flag Lots

Section 5-2-2(a)(7): "The stem on flag lots (easement or fee-simple ownership) shall not exceed six hundred sixty (660) feet. Furthermore, flag lots shall not be used to avoid road construction."

OK

## Cul-de-sac Length

Section 5-4-4, Table B-1: Local Roads (serving roads with average daily trips from 0 to 400+) are permitted a maximum cul-de-sac length of 1,400 feet.

OK

# DESIGN: LOT & ROAD DESIGN

Instructions: Please provide your diagnosis of the following regulations. Are they fine as they are or could they be improved? Why?

## Flag Lots

Section 5-2-2(c)(7): "The stem on flag lots (easement or fee-simple ownership) shall not exceed six hundred sixty (660) feet. Furthermore, flag lots shall not be used to avoid road construction."

~~The stems of flag lots  
shall not exceed  
six hundred sixty feet  
and shall not be used  
to avoid road construction.~~

## Cul-de-sac Length

Section 5-4-4, Table B-1: Local Roads (serving roads with average daily trips from 0 to 400+) are permitted a maximum cul-de-sac length of 1,400 feet.

~~Some cul-de-sacs  
for flag lots~~

~~The cul-de-sac lengths  
shall not be utilized on lots  
of flag lots unless  
prior permission is~~

# DESIGN: LOT & ROAD DESIGN

**Instructions:** Please provide your diagnosis of the following regulations. Are they fine as they are or could they be improved? Why?

## Flag Lots

Section 5-2-2(a)(7): "The stem on flag lots (easement or fee-simple ownership) shall not exceed six hundred sixty (660) feet. Furthermore, flag lots shall not be used to avoid road construction."

A good planning idea  
to have lots in other areas  
be to have them long enough  
to not have them border the  
roads if they become too  
long and cause problems  
with traffic and for future  
development - especially  
if no built zone within  
100' of lot. It's something  
I would not want to do.

## Cul-de-sac Length

Section 5-4-4, Table B-1: Local Roads (serving roads with average daily trips from 0 to 400+) are permitted a maximum cul-de-sac length of 1,400 feet.

Cul-de-sac - max. size allowed  
Local Roads  
Maximum size  
of cul-de-sac  
for development  
is 1,400 ft.

# DESIGN: LOT & ROAD DESIGN

Instructions: Please provide your diagnosis of the following regulations. Are they fine as they are or could they be improved? Why?

## Flag Lots

Section 5-2.2(a)(7): "The stem on flag lots (easement or fee-simple ownership) shall not exceed six hundred sixty (660) feet. Furthermore, flag lots shall not be used to avoid road construction."

## Cul-de-sac Length

Section 5-4-4, Table B-1: Local Roads (serving roads with average daily trips from 0 to 400+) are permitted a maximum cul-de-sac length of 1,400 feet.

660 feet seems long unless there is some physical hindrance to an alternative design

cul-de-sac length & use  
should be limited, and  
should be evaluated based  
on lot layout / design as  
opposed to just setting a  
maximum length.

# DESIGN: WATER RESOURCES

Instructions: In the boxes below, please provide comments on the following question: Do you believe the existing Ravalli County Subdivision Regulations listed below are adequate for dealing with water resources during subdivision review? Why or why not?

Section 5-2-2(a)(12): "As a general guideline, land within one hundred (100) feet of the ordinary high-water mark of streams shall be designated as a no build/alteration zone on the face of the final plat. This zone may be made wider or narrower depending on the particular circumstance(s) of the subdivision proposal and the stream. However, protection of the waterbody and the structures that will be built on the lot(s) should be of primary importance."

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

Eliminate the sentence "This zone may be made ... and the stream." Make it absolute!

Neat sentence "... should be of primary importance." Change to "protection of the water body is absolute".

"whenever possible" is weak and open to debate every time.

"... no build alteration zone" of at least 100 feet "is placed..."

No lot with less than one acre outside of the 100-yr floodplain, etc.

... to natural hazards, including fire hazard.

# DESIGN: WATER RESOURCES

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Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

50 FT IS THE  
LAW  
STICK TO IT

50 FT SET BACK  
BOTH SIDES

The house <sup>SITE</sup> could be  
RAISED / FILL  
The septic could  
be RAISED -

• A flood way  
• UNSTABLE mound  
of dirt

# DESIGN: WATER RESOURCES

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Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

Too ARBITRARY

A stream may divide a lot, still one lot!  
50 FT NO BUILD ZONE

No

No

# DESIGN: WATER RESOURCES

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Yes - water resources  
should be protected

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

yes when ever  
possible

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

Yes - agree

Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

agreed

# DESIGN: WATER RESOURCES

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Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

A rectangular box containing a grid of handwritten checkmarks. There are four columns and approximately 10 rows of checkmarks.A rectangular box containing a grid of handwritten checkmarks. There are four columns and approximately 10 rows of checkmarks.A rectangular box containing a grid of handwritten checkmarks. There are four columns and approximately 10 rows of checkmarks.A rectangular box containing a grid of handwritten checkmarks. There are four columns and approximately 10 rows of checkmarks.

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Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

This completely obviates the former stream sub & would seem to offer \$ no real opportunity for review to even try to maintain the 100 ft goal. This needs to be made much more specific & stronger.

newly designated

shall be accepted as a building site if it is subject to natural hazards that may subject a building to damage or individuals to danger.

# DESIGN: WATER RESOURCES

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Section 5-2-2(a)(12): "As a general guideline, land within one hundred (100) feet of the ordinary high-water mark of streams shall be designated as a no build/alteration zone on the face of the final plat. This zone may be made wider or narrower depending on the particular circumstance(s) of the subdivision proposal and the stream. However, protection of the waterbody and the structures that will be built on the lot(s) should be of primary importance."

SB 500'

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

Yes

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

Yes

Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

Yes - unless "natural  
hazards" are mitigated

# DESIGN: WATER RESOURCES

Instructions: In the boxes below, please provide comments on the following question: Do you believe the existing Ravalli County Subdivision Regulations listed below are adequate for dealing with water resources during subdivision review? Why or why not?

Section 5-2-2(a)(12): "As a general guideline, land within one hundred (100) feet of the ordinary high-water mark of streams shall be designated as a no build/alteration zone on the face of the final plat. This zone may be made wider or narrower depending on the particular circumstance(s) of the subdivision proposal and the stream. However, protection of the waterbody and the structures that will be built on the lot(s) should be of primary importance."

This type of guideline is not useful to anyone who wants to develop. It may or may not apply "depending on the circumstances". The circumstances need to be defined.

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

OK

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

OK

Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

What does "subject to natural hazards" mean. Need specifics that would be natural hazards. That way developers would know if there were natural hazards.

# DESIGN: WATER RESOURCES

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Section 5-2-2(a)(12): "As a general guideline, land within one hundred (100) feet of the ordinary high-water mark of streams shall be designated as a no build/alteration zone on the face of the final plat. This zone may be made wider or narrower depending on the particular circumstance(s) of the subdivision proposal and the stream. However, protection of the waterbody and the structures that will be built on the lot(s) should be of primary importance."

Agree

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

Agree

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

Agree Strongly

Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

This will be hard to enforce. Just about everything in the environment could be considered hazardous.

# DESIGN: WATER RESOURCES

**Instructions:** In the boxes below, please provide comments on the following question: Do you believe the existing Ravalli County Subdivision Regulations listed below are adequate for dealing with water resources during subdivision review? Why or why not?

Section 5-2-2(a)(12): "As a general guideline, land within one hundred (100) feet of the ordinary high-water mark of streams shall be designated as a no build/alteration zone on the face of the final plat. This zone may be made wider or narrower depending on the particular circumstance(s) of the subdivision proposal and the stream. However, protection of the waterbody and the structures that will be built on the lot(s) should be of primary importance."

The landowner should be required to demonstrate that construction within 100' of the stream will not result in a negative impact on the stream or potential future risk to property.

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

These are all good, especially 5-2-2(a)(12). I also recommend that subdivision proposals with the potential to impact a →

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A agree

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

b agree

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

a agree

Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

lots in forested  
area need to  
have proper  
treatment for fire  
protection

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Why should other citizens pay for rebuild of flooded out homes when subdivider could Build away from streams?

Protect our water - also the unseen ground water.

Please:

Keep homes out of Flood plain when possible.

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I agree - and it seems 100-ft is a reasonable minimum distance -

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

I agree - keep as written -

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

I agree -

Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

I don't understand this one - might need further clarification -

Thanks  
Dave Schulte 363-5704

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I agree -

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

I agree

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

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Set back as far as you can regulate.

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Some areas  
may be more  
than  
100

Yes

Yes

Yes

Yes

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Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

This is problematic for meandering rivers or streams. Floodplains should be designated and the floodplain or 100 ft. if the floodplain is less than 100 ft., should be used for the setback.

A no-build alteration zone along streams should be maintained no matter who owns the lot or where the roads are located.

This is good.

What is a natural hazard?

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Seems reasonable.

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

Makes sense

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

There should always  
be a suitable  
grading and septic site  
that is out of the  
floodplain unless restricted

Section 5-2-2(a)(10): "No building site within a lot or access to the lot shall be subject to natural hazards."

This is too vague to be  
of any real value. All  
lots are subject to  
natural hazards

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→ No build zone too small generally  
→ discretion is good  
but there needs to be a thorough eval before deciding

Section 5-2-2(a)(6): "Whenever possible, a stream should not divide a lot, unless a no-build alteration zone is placed along the stream or both sides of the parcel have existing road access."

adequate

Section 5-2-2(a)(8): "No lot shall be wholly located within the 100-year floodplain unless a permanent deed restriction is recorded with the Clerk & Recorder indicating that the parcel may only be used for agriculture or recreational purposes and that no building shall be constructed."

adequate

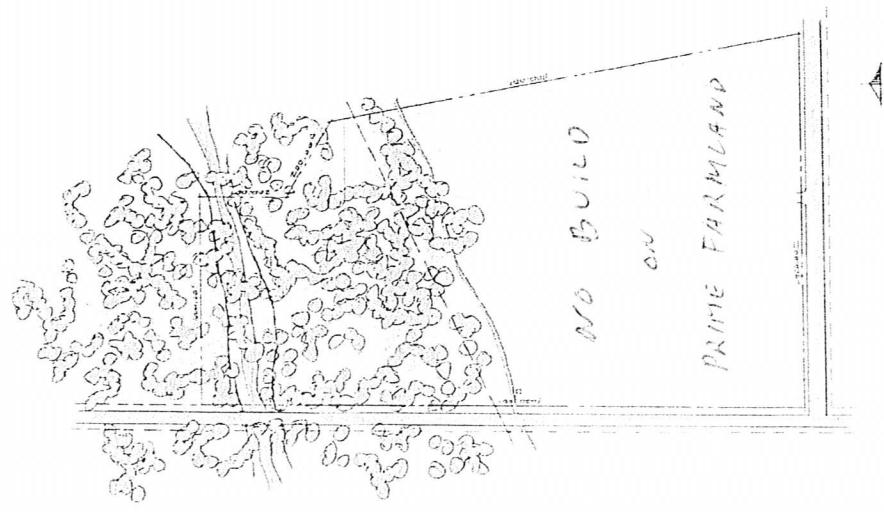
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adequate, but may specify "as determined by..."

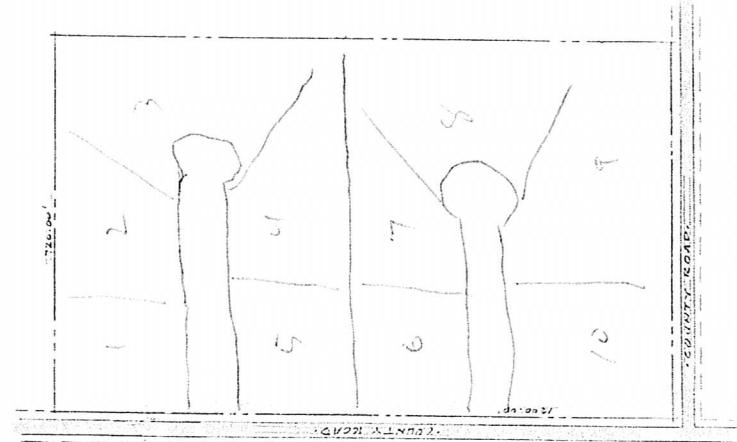
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Instructions: Draw in 10 subdivision lots in each of the scenarios below.

## 1. Prime Farmland & Riparian Area



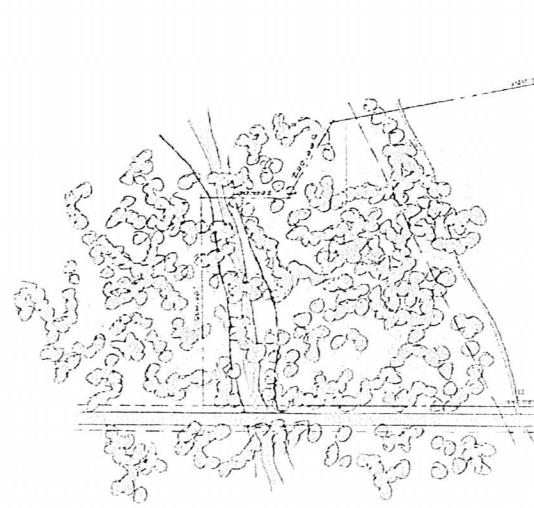
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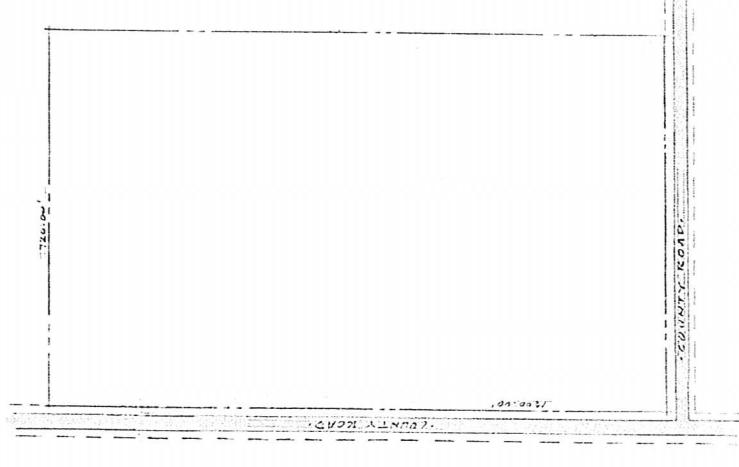
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## 2. Blank



See other side

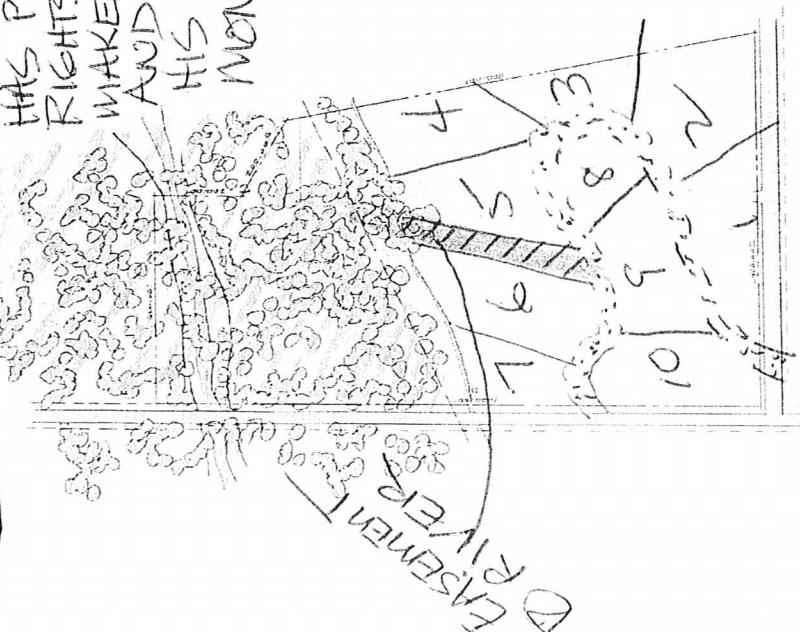
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\* Definition?

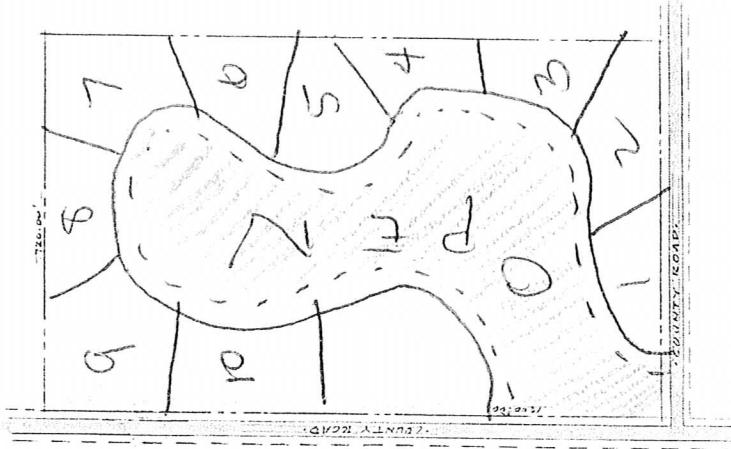
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THE FARMER  
HAS PROPERTY  
RIGHTS TO  
MAKE A SUBDIVISION  
AND MAKE  
HIS FAMILY  
MONEY



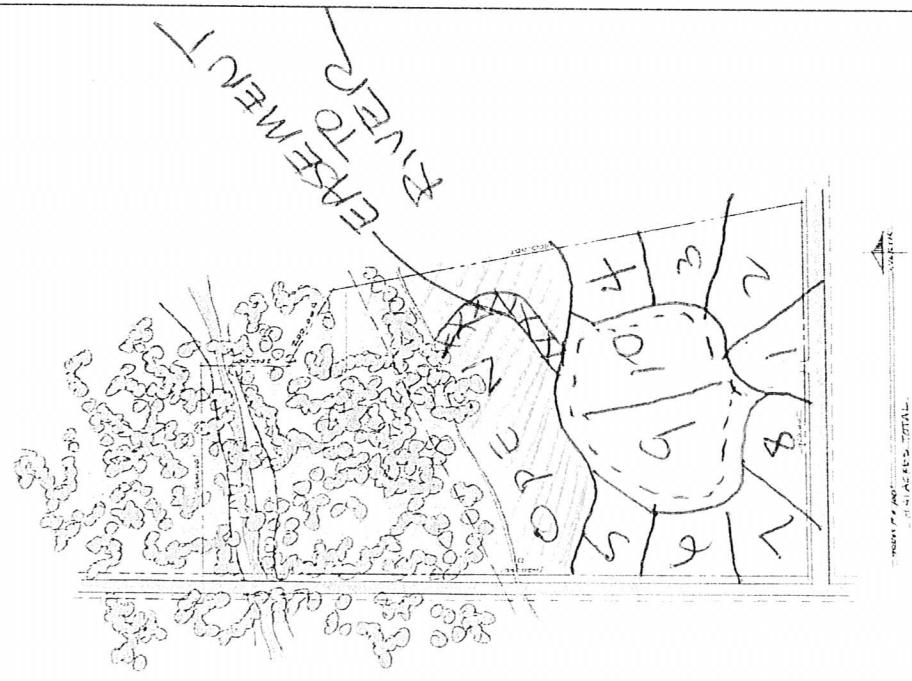
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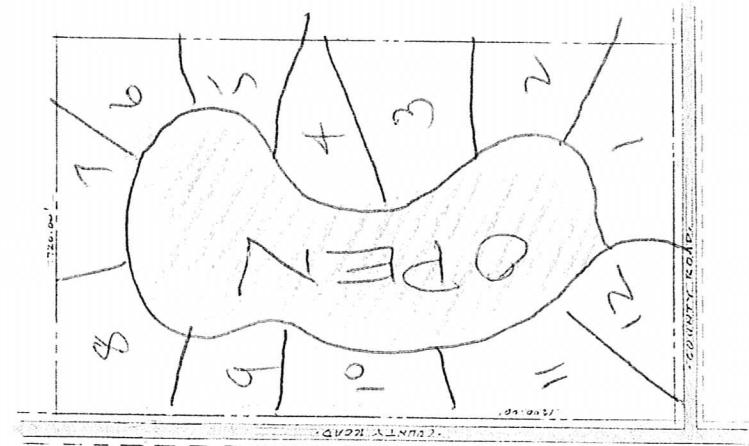
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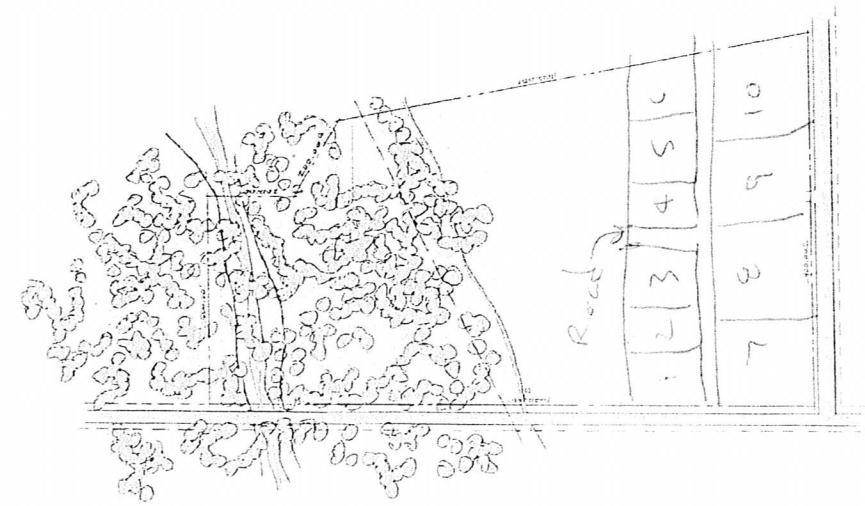
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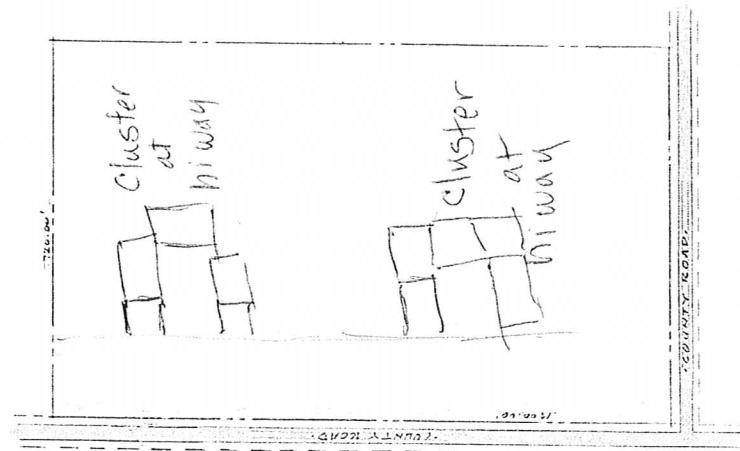
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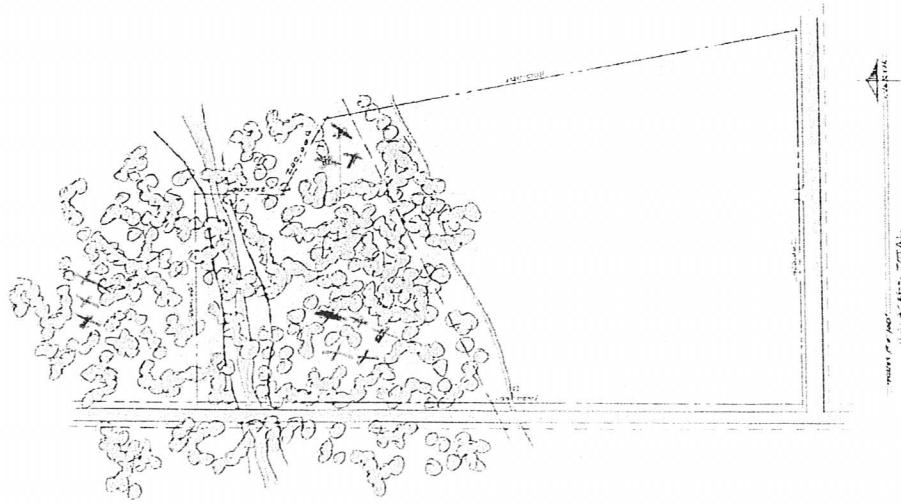
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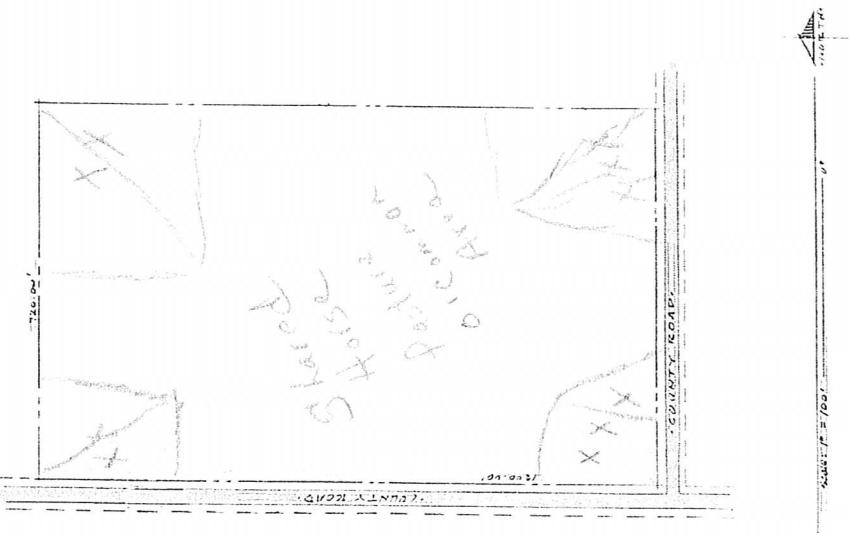
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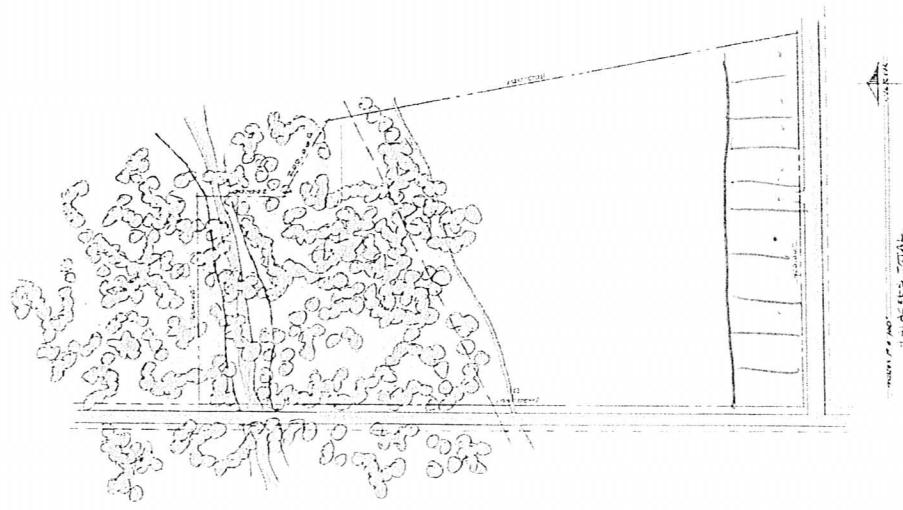
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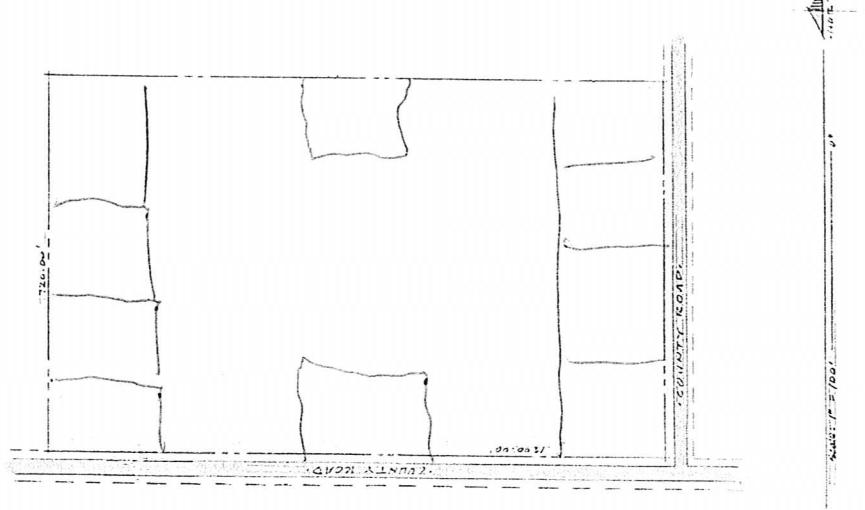
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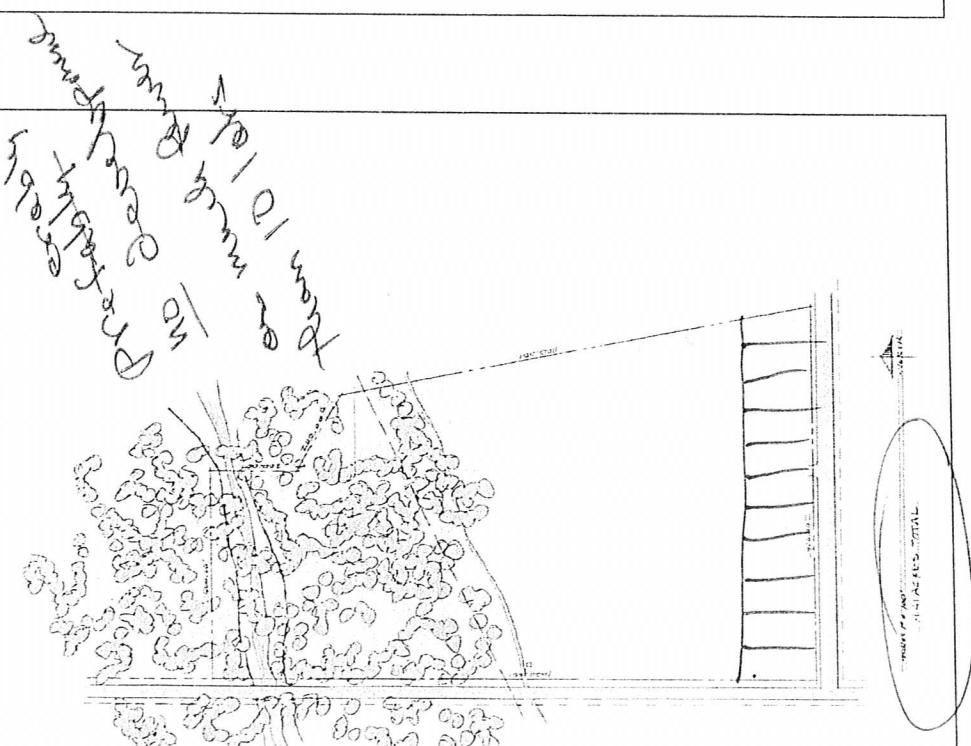
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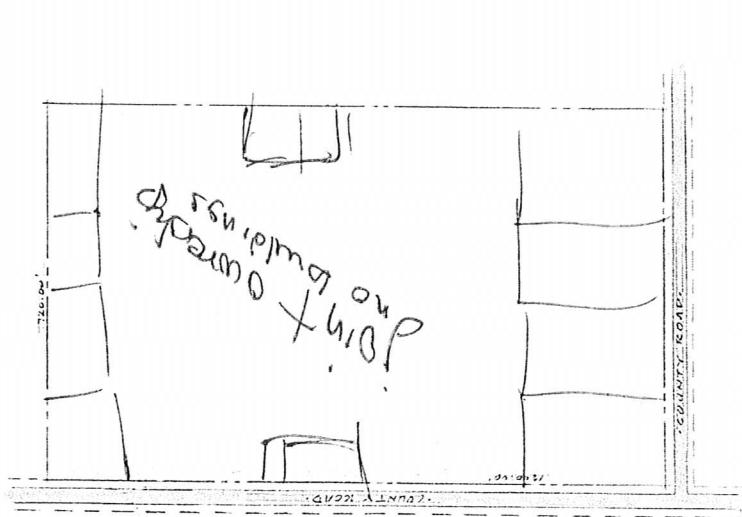
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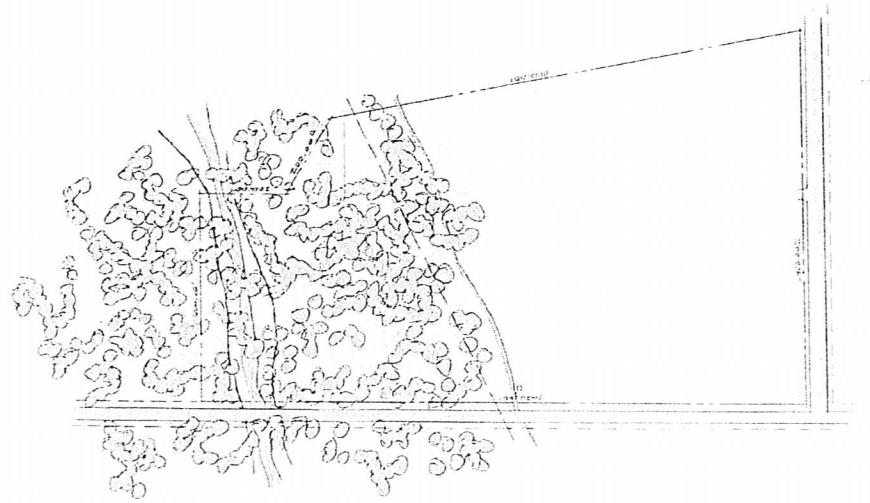


water front visible

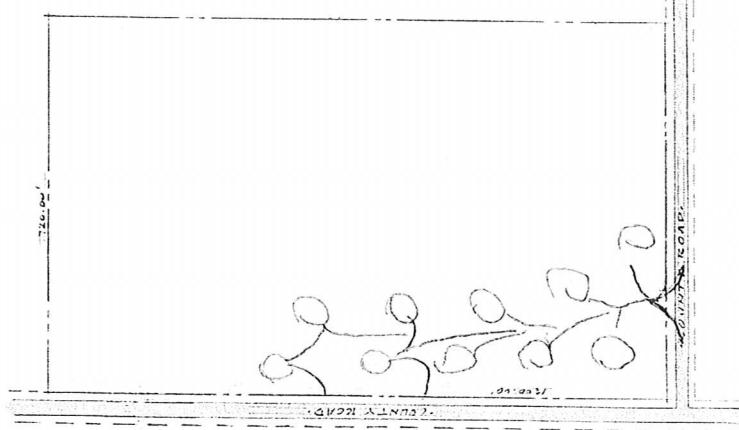
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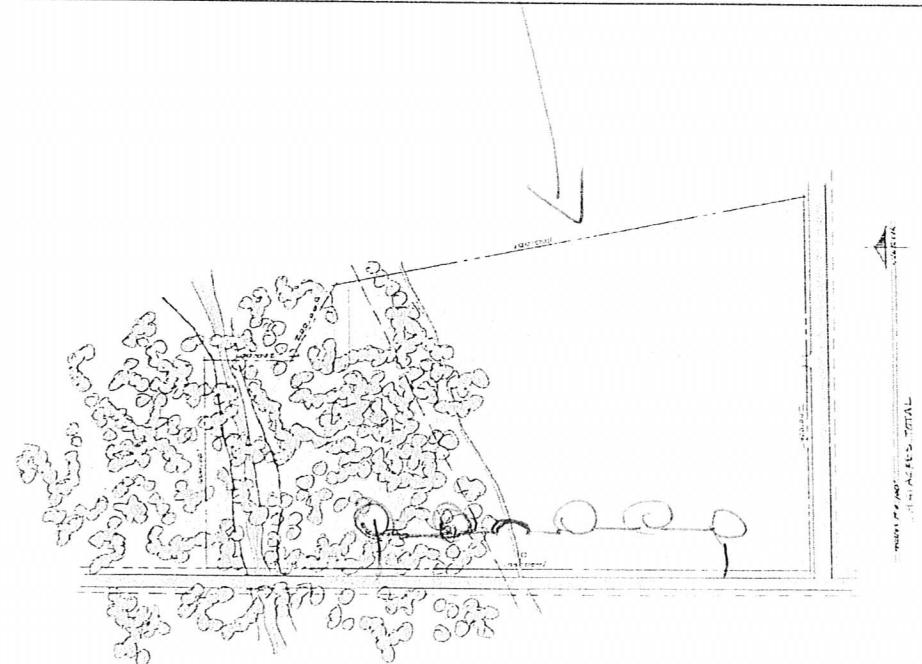
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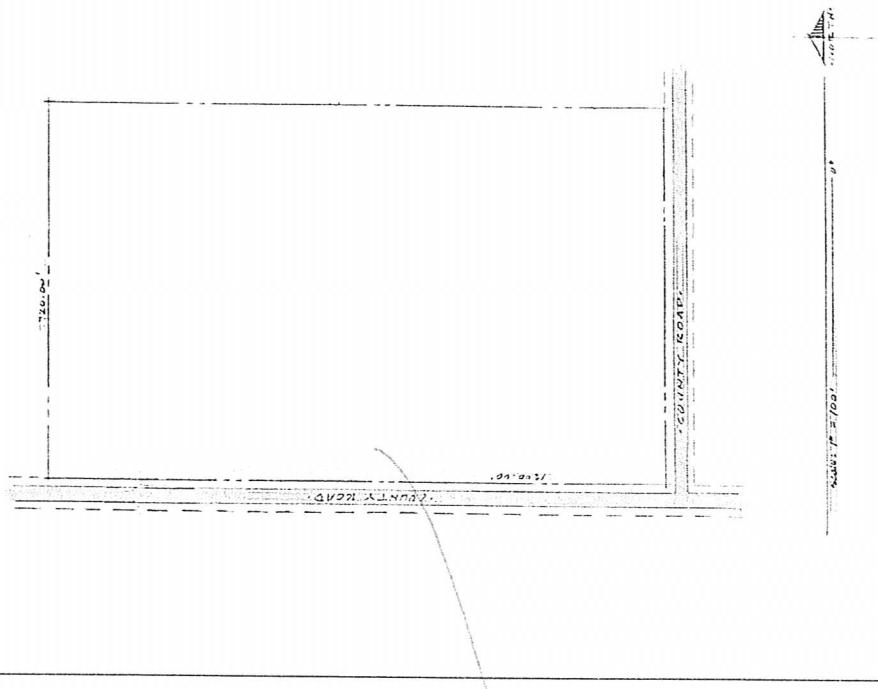
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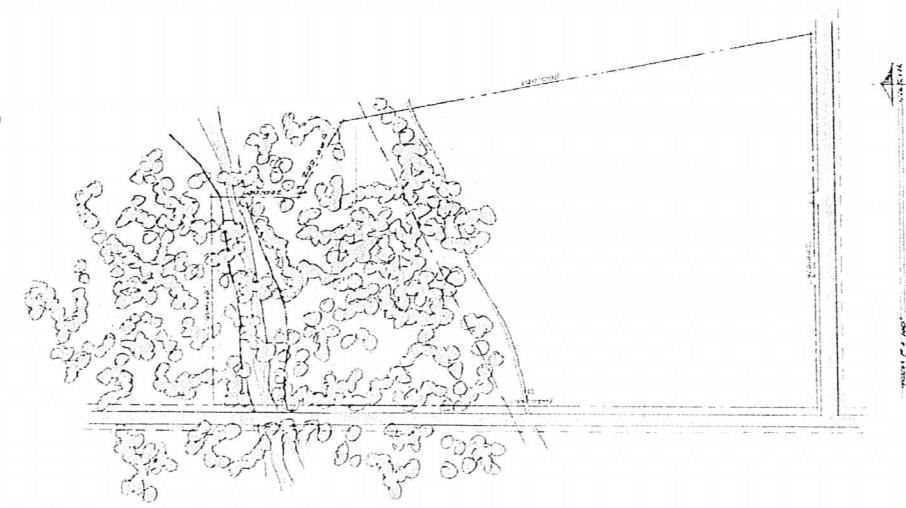
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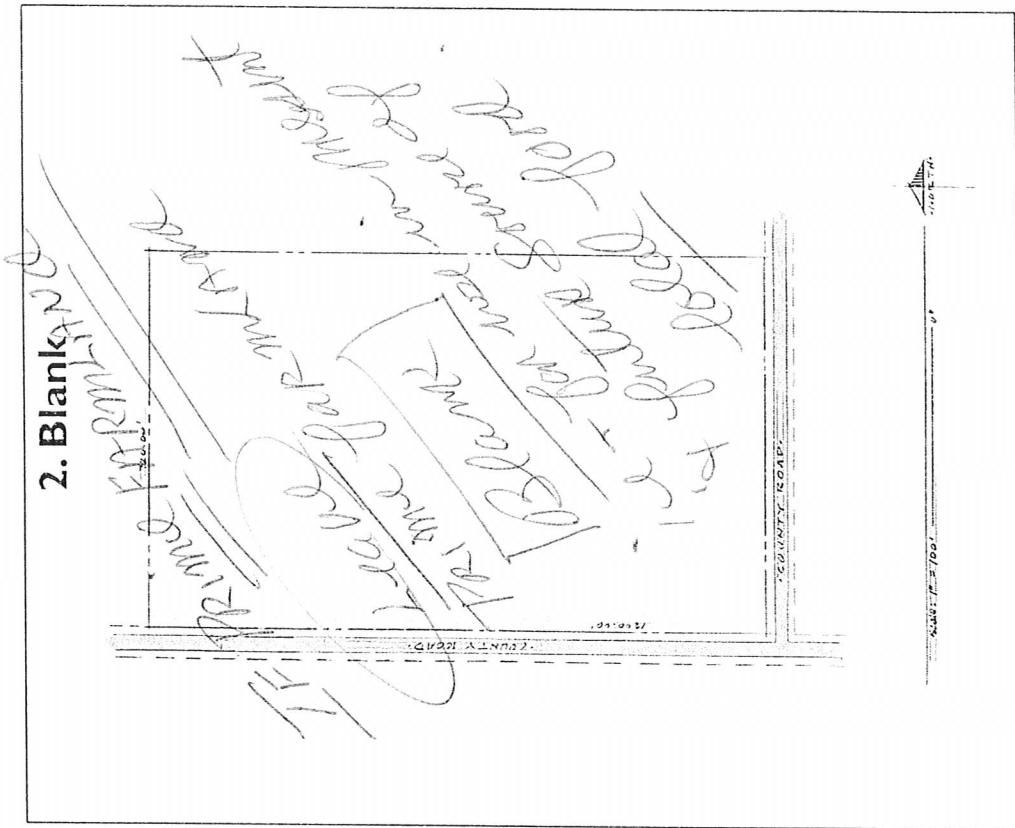
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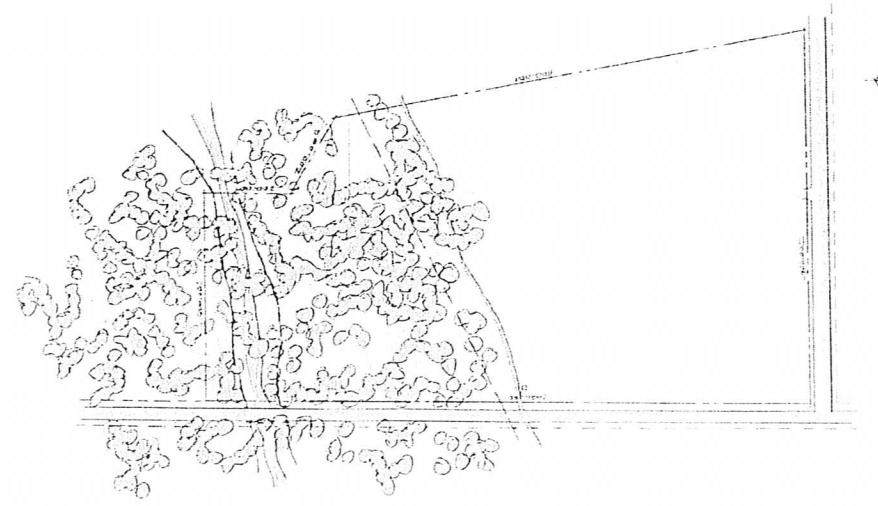
## 2. Blank Lot



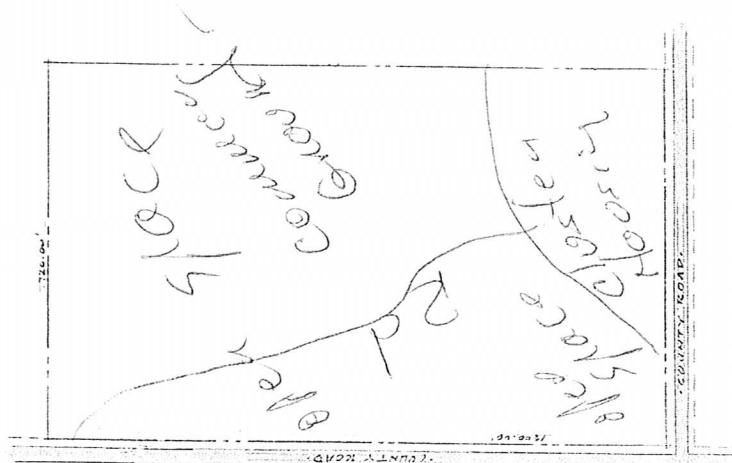
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## 1. Prime Farmland & Riparian Area



## 2. Blank



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7/14/09

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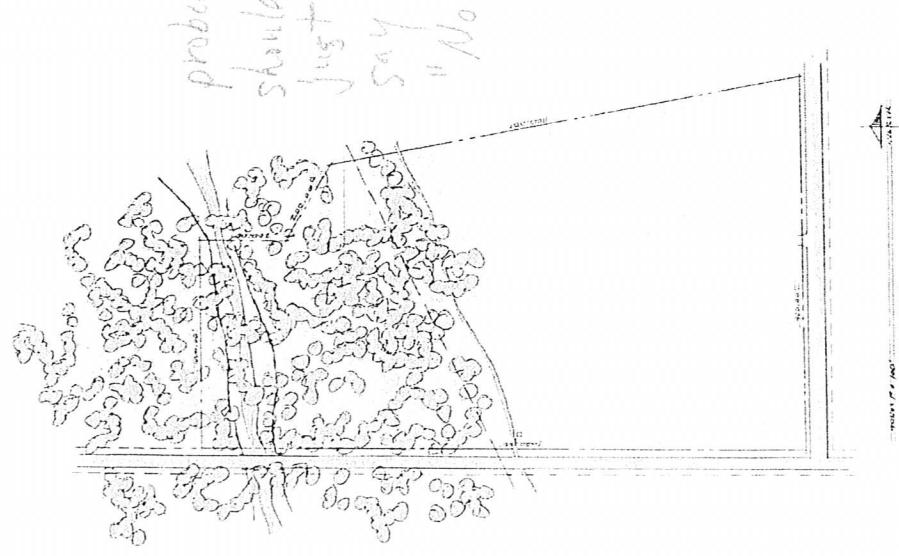
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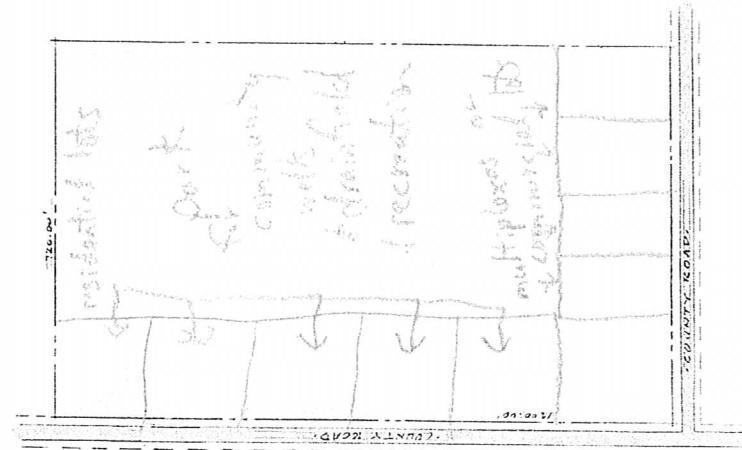
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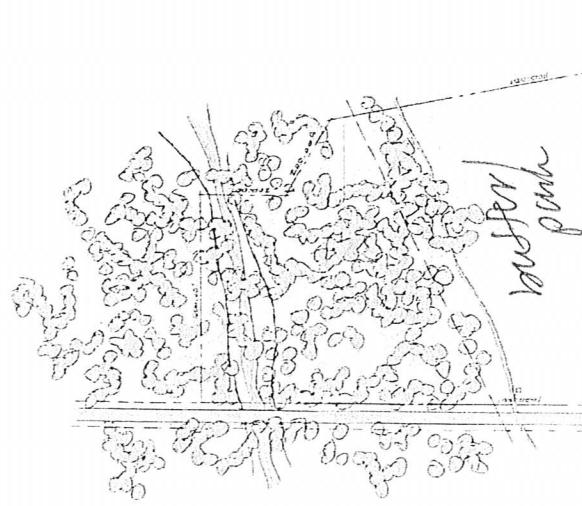
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